

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49861

Property Information

property address: 1411 S TEXAS AVE
legal description: WOODLAND HEIGHTS #2, BLOCK 1, LOT 9-11
owner name/address: KROLCZYK, JOSEPH W
PO BOX 3912
BRYAN, TX 77805-3912
full business name: KESCO Food Service Equipment
land use category: Comm Ret type of business: Food Equipment Sales
current zoning: C-3 occupancy status: Occupied
lot area (square feet): 64717 frontage along Texas Avenue (feet): 320
lot depth (feet): 200 sq. footage of building: 13040
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): Brick

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front set back

approximate construction date: 1954 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 40
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 4 x 17 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: bad
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: 1

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: shrubs

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

6 shipping containers & ~30 cars for sale stored in North parking lot